

The

On Cost, On Schedule, Built for the Next 50 Years...



# Renovator

**A Pentagon Renovation Program Newsletter**  
December 2003

## A "LEED-ER" IN SUSTAINABILITY MEF BECOMES REGION'S FIRST LEED-CERTIFIED DoD FACILITY



PENREN is charged with transforming the 60-year old headquarters of the U.S. military into a modern, flexible and efficient work environment. This requires removing hazardous materials, modernizing the utility and IT infrastructure and improving force protection and energy efficiency. PENREN's award-winning acquisition approach and program management strategy have led to successful completion of several projects outside of the original scope of renovation work.

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*PENREN Program Manager Mike Sullivan (front left) accepts the MEF LEED Certification from James E. Hartzfeld, USGBC. Pictured in the background are Chuck Malacarne (left), PENREN MEF Team Leader and Bob Daniels, President of Hensel Phelps Construction Company.*

On Tuesday, December 2, 2003, the Pentagon Renovation Program ceremoniously accepted certification from the U.S. Green Building Council in Leadership in Energy and Environmental Design (LEED) for the Pentagon Metro Entrance Facility (MEF). The MEF becomes the first DoD building in the National Capitol Region and the first government building in Virginia to achieve LEED Certification.

The certification was presented by Mr. James E. Hartzfeld, Chairman of the U.S. Green Building Council and Vice President of Sustainable Strategy for Interface Americas, Inc. during a ceremony that took place inside the MEF. Of the wood products used [in the MEF], over 50% are Forest Stewardship Council certified, and exemplary performance is demonstrated in the use of recycled content materials," said Mr. Hartzfeld, citing some of the factors that contributed to the MEF's certification.

"The Pentagon also features a sustainability program to educate Pentagon employees and visitors on the sustainable attributes of the Metro Entrance Facility."

Accepting the certification on behalf of the Director of Administration and Management was Michael Sullivan, Pentagon Renovation Program Manager. Sullivan emphasized PENREN's commitment to "green building" initiatives. "Building with an eye towards sustainable design and life cycle costs, such as operations and maintenance, will save the taxpayers money and benefit the users and the environment," Sullivan said.

"This is a one-of-a-kind event in the history of the Pentagon," says Teresa Pohlman, Integrated Sustainability, Environment and Safety Team Leader for PENREN. "This is the first LEED-Certified building on the Pentagon Reservation and the first Federal building in Virginia. That is a huge accomplishment!"

The **LEED™ Green Building Rating System** is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. The **Pentagon Metro Entrance Facility** provides a link for more than 35,000 people arriving everyday by public transportation to the Pentagon.



## PENTAGON RENOVATION PROJECT WATCH

**A Monthly Update on Pentagon Renovation Program Construction Projects.**

Visit the PENREN web site for more detailed and up-to-date project information, <http://renovation.pentagon.mil>



### Wedges 2-5

Wedges 2 through 5 encompass 4.5 million square feet of Pentagon space to be renovated by 2010.

The Wedges 2-5 Team recently finished construction and opened a new executive parking lot outside the Corridor 5 entrance. Tenants continue to occupy the office in the first complete phases of Wedge 2 and basement construction is progressing rapidly.



Smart walls being built in a basement area office space.



### Roads, Grounds & Security

Two Roads, Grounds and Security Projects are currently underway, the Remote Delivery Facility Secure Access Lane along Route 27 and the Pentagon Secure Bypass Lane which involves the rerouting of Route 110 through the Pentagon North lot.

Asphalt crews are working diligently in the North Parking Lot, laying the first layer of road surface for the future Highway 110.



Asphalt in the picture is being placed for the new interior North Parking Lot.



### ALT SITES

### PENREN Information Technology

The mission of the PENREN Information Technology Group is to provide the Pentagon Reservation with optimum IT through construction, renovation and modernization. This encompasses information technology networks and systems, and their survivability and continuity.

Within the IT Group the Command Communications Survivability Program (CCSP) team members have moved into their new space on PENREN's MOC compound. The Renovation effort is also in the midst of constructing the facilities to support CCSP efforts.



CCSP Lab-Test area in Wedge 1.



Left to right: Mike Sullivan, PENREN Program Manager; Hon.. John Stenbit, ASD NII; Mary George, OSD CIO; Fred Budd, Executive Director, USAITA

Recently, as a result of the two other teams efforts within the IT Group (ITS and Alt Sites) ASD NII Information Technology Directorate, held a ribbon cutting ceremony for their new upgraded Network and for the opening of a new OSD/NII Test and Integration Environment (TIE). PENREN implemented the network upgrade, provided acquisition support, and continuity of operations fail-over capability.





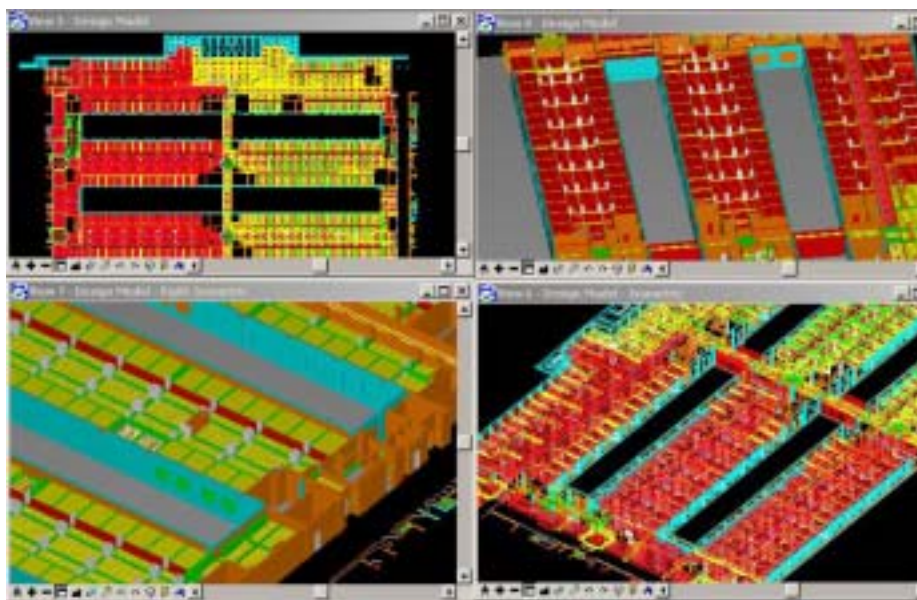
# SETTING THE STANDARD

## A Look at PENREN's Information Resource Center

When the Pentagon was built over sixty years ago, few could have realized how the needs of the Department of Defense would evolve and change over the years. As these changes occurred over the life of the building, modifications to the interior structure of the building were made in a piecemeal fashion, utilizing the varying design standards of the architects and engineers who were hired to do the work at the time.

The formation of the Pentagon Renovation Program marked the first time the building would receive a full scale, facility-wide renovation. With a project of this magnitude, it was crucial to establish a design standard and proper record-keeping of designs for the entire Pentagon. "We write and enforce the standards for all electronic drawings," explains Jeff Bowman, Team Leader for PENREN's Information Resource Center (IRC). "If standards aren't enforced, then the drawings of the Pentagon that exist are no good for operations, maintenance or as resources for future projects."

The IRC also maintains a comprehensive record of drawings for the entire Pentagon Renovation. This document management system is a crucial resource. The IRC is often called upon to produce the most timely and accurate drawings for renovation-based decisions at a moment's notice. "Over the life of the renovation, the federal government will spend hundreds of millions of dollars on schematics and drawings," says Bowman, "It's our job to make sure the government gets what they pay for."



A sample of the 3-D renderings produced and managed by the IRC. If everyone follows our specs," says Jeff Bowman, "We can combine every drawing on the project into an accurate, 'real-world' 3-D model."

## PENREN Q&A

Questions from the PENREN web site -

**Q:** What is the projected opening date of the new Pentagon Athletic Center?

**A:** Construction crews are making good progress on the new Pentagon Athletic Center (PAC). Look for the facility to open for use in Spring 2004.

**Q:** How can contractors find out about opportunities to work with the Pentagon Renovation Program?

**A:** Information about contractor opportunities can be found by going to the PENREN web site, and clicking the link that says "Contractor Opportunities" at the top of the page. This page contains links to information on our acquisition practices, small business participation and more.

## WE WANT YOUR FEEDBACK!

E-mail your questions or comments about the Pentagon Renovation Program to:

[renovation@army.pentagon.mil](mailto:renovation@army.pentagon.mil)

or call

866-349-0616

visit our web site:

<http://renovation.pentagon.mil>



A Message from the Program Manager

## A LOOK BACK AT 2003

### *A year of change, challenge and triumph*

This past year has brought change and many challenges to our program and our team. We have been provided opportunities right square in the middle of our core competencies of Facilities and Information Technology Renovation; Construction, & IT Modernization, Survivability and Continuity, as well as outside our core competencies such as directly supporting the Secretary of Defense and Director of Administration and Management initiatives. In every case, in every opportunity, our team - through teamwork has excelled. We have moved the highest-level senior civilians and officers of the Navy, Marines and Army into Wedge-2. We have moved very high-level civilians of OSD into Wedge-2. We have provided continuity of operations and business capabilities beyond any that existed in direct support of the SECDEF and CJCS. We have launched into providing survivable IT systems to ensure the Pentagon leadership can continue to operate in the event of a crisis. We are quickly closing on providing a more safe and secure Pentagon through our roads and security projects. You have done everything that was asked of you and more.

As part of our organizational transformation, we developed a vision/mission statement, shown herein for the first time as - ***We will continuously improve our customer-focused, service oriented philosophy which supports the Secretary of Defense, Departmental Leadership and other customers in accomplishing our core mission of providing the Pentagon Reservation with optimum Facilities and Information Technology through renovation, construction, and modernization.*** As we transform to our new "formal" organizational responsibilities and continue to achieve our vision/mission, we will continue to excel and be provided new opportunities by following our guiding principles, leading the Federal/Commercial sectors with innovative acquisitions, partnering with our contractors to ensure success, and continuing our industry-leading project execution.

Our team has received much recognition and many awards. They come as a result of your outstanding performance and super accomplishments. I really don't look for 2004 to be any different because when it comes down to it - our bosses recognize that we are pretty darn good at what we do and continue to turn to us for help and assistance. Your hard work and efforts are greatly appreciated and the program would not be what it is or where it is without your support and dedicated teamwork. Rudyard Kipling really did say it best in 1899 when he wrote - "For the strength of the Pack is the Wolf and the strength of the Wolf is the Pack". A person could not ask for a better pack to lead.

Michael R. Sullivan, Program Manager,  
Pentagon Renovation Program



*PENREN Program Manager Mike Sullivan signing the design-build contract for the Pentagon Memorial, a key PENREN milestone in 2003.*

### UPCOMING PENREN EVENTS

A Look at PENREN's  
Acquisition and Business Team

Pentagon Memorial Update

Progress Updates and Photos  
from the Pentagon Athletic  
Center and Wedge 2

### ON COST, ON SCHEDULE, BUILT FOR THE NEXT 50 YEARS!

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